

FINDINGS OF FACT

Abdulaziz Sheikh is the listed owner of the property at 1500 26th Street E., in the City of Minneapolis. As the owner of this property Abdulaziz Sheikh, on March 31, 2011, applied for and was awarded a rental license for the property. Abdulaziz Sheikh was listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. Abdulaziz Sheikh's listed address on the rental license application was 1132 S. 8th Street #203, Minneapolis, MN 55404.

The rental license obtained by Mr. Sheikh on March 31, 2011, was valid until August 31, 2011. Mr. Sheikh failed to renew his rental license for the property in August of 2011, and the license expired. After the license expired tenants continued to occupy the property and on March 26, 2012, an inspection was conducted on the property to determine the occupancy of the property. The property was found to be occupied without a rental license and a \$500.00 administrative citation was issued on June 18, 2012 and a \$1,000.00 administrative citation was issued on July 17, 2012. Pursuant to a finding by the Administrative Hearing Officer, Mr. Sheikh paid the \$500.00 administrative citation and \$250.00 of the \$1,000.00 administrative citation with the remaining \$750.00 stayed for a period of one year.

On July 25, 2012, Mr. Sheikh paid his rental license fee and received a rental license that was valid until August 31, 2012. On September 14, 2012, Mr. Sheikh paid his rental license fee and received a rental license that was valid until August 31, 2013. At some time in 2012, the property went into tax forfeiture and on November 26, 2012, the property was found vacant, was referred to the VBR program and the rental license was closed.

On February 18, 2013, a Truth In Sale of Housing report was completed, listing Hennepin County Tax Forfeiture as the owner and Abdulaziz Sheikh as the buyer. Mr. Sheikh signed the report on March 22, 2013.

On June 4, 2013, the Minneapolis City Council made a final decision to revoke the rental license, held by Abdulaziz Sheikh, for the property located at 2628 13th Avenue S., Minneapolis, MN. Minneapolis Code of Ordinances § 244.1910 (a) (13)(b), provides that "Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years."

On June 27, 2013, Minneapolis Housing Inspections found that the property was being rented without a rental license and an administrative citation was issued in the amount of \$500.00. On July 17, 2013, the property was found occupied again without a rental license and an administrative citation was issued in the amount of \$1,000.00.

On July 26, 2013, a Notice of Denial of Rental License or Provisional License was issued to Abdulaziz Sheikh by the Housing Inspections Division. The Notice of Denial stated that the reason for the Notice of Denial was based upon violation of M.C.O. § 244.1910 (a) (13) (b) due to Mr. Sheikh being ineligible from obtaining any new rental licenses based upon the revocation of the rental license he held previously at 2628 13th Avenue S.

Additionally, the Notice of Denial of Rental License or Provisional License listed a violation of M.C.O. § 244.1910 (a) (19) as a reason that the rental license at 1500 26th Street E. was being denied. 244.1910 (a) (19) provides: “The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.” Mr. Sheikh had been issued administrative citations for renting the property without a valid rental license on June 18, 2012, July 17, 2012, June 26, 2013 and July 17, 2013. In addition the property was cited for rubbish removal, for long grass and/or inoperable vehicles five times since 2009. In addition the property has several open housing orders and numerous unpaid administrative citations all of which show that Mr. Sheikh has not properly managed his property.

On August 2, 2013, Abdulaziz Sheikh filed an application for rental license for the property at 1500 26th Street E. On August 9, 2013, a letter was sent to Mr. Sheikh stating that the application was rejected due to the pending Notice of Denial. The property was also posted with notice of the Notice of Denial. The owner was given fifteen (15) days to file an appeal of the Notice of Denial of Rental License or Provisional License, which he failed to do.